

Community Led Housing and Community Land Trusts

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Content

What is Community Led Housing?

What is a Community Land Trust?

National and local case studies

Rural and Community Led Housing in Rother

Q & A

Mathew Taylor Review – Living , Working Countryside

“If we fail to build the affordable homes to enable the people who work in the countryside to live there we risk turning our villages into gated communities of wealthy commuters and the retired.”

What is Community Led Housing?

- 1 – Community integrally involved throughout the process.
- 2 - Presumption in favour of a long-term role for the community
- 3 – Benefits to the community are defined and protected in perpetuity.



What is Community Led Housing;

“Community-led housing (CLH) involves local people playing a leading and lasting role in solving housing problems, creating genuinely affordable homes and strong communities”

- Community Land Trusts (CLT)
- Co – Housing
- Co-operatives
- Community Self - Build

Approaches to CLH

Cohousing

Community Land Trusts

Cooperatives

Self/custom build

Self-help

Community Land Trusts (CLTs) enable ordinary people to develop and manage homes as well as other assets important to that community, like community enterprises, food growing or workspaces. The CLT's main task is to make sure these homes are genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier.

Growth in CLTs

2010



2014



2019



CLT - Key defining features

- Community owned and controlled
- Open and democratic structure
- Permanently affordable homes or other assets
- Not for profit
- Long term stewardship

Lyvennet Community Trust Crosby Ravensworth



**10 rented homes 2 shared ownership
7 self build plots**

Lyvennet Community Trust



Photo Cumberland & Westmorland Herald

**Pub bought & renovated with
community share issue**

Keswick CLT

- ✓ 5 homes for rent @ £500 per month for a 3 bed house
- ✓ 5 shared ownership homes @ 50% of £265K
- ✓ 1 outright sale –with local occupancy restriction
- ✓ Some grant funding (HCA) and Community shares
- ✓ Professional team employed by the CLT; Architect, Quantity Surveyor & Housing Association



“Buying from the CLT was the only form of ownership we could afford. The size, quality and affordability has completely changed our lives for the better.”

Gary and Lucie Wilson, Keswick

**Now provided 22 more homes
plus town center conversion to 4 flats**



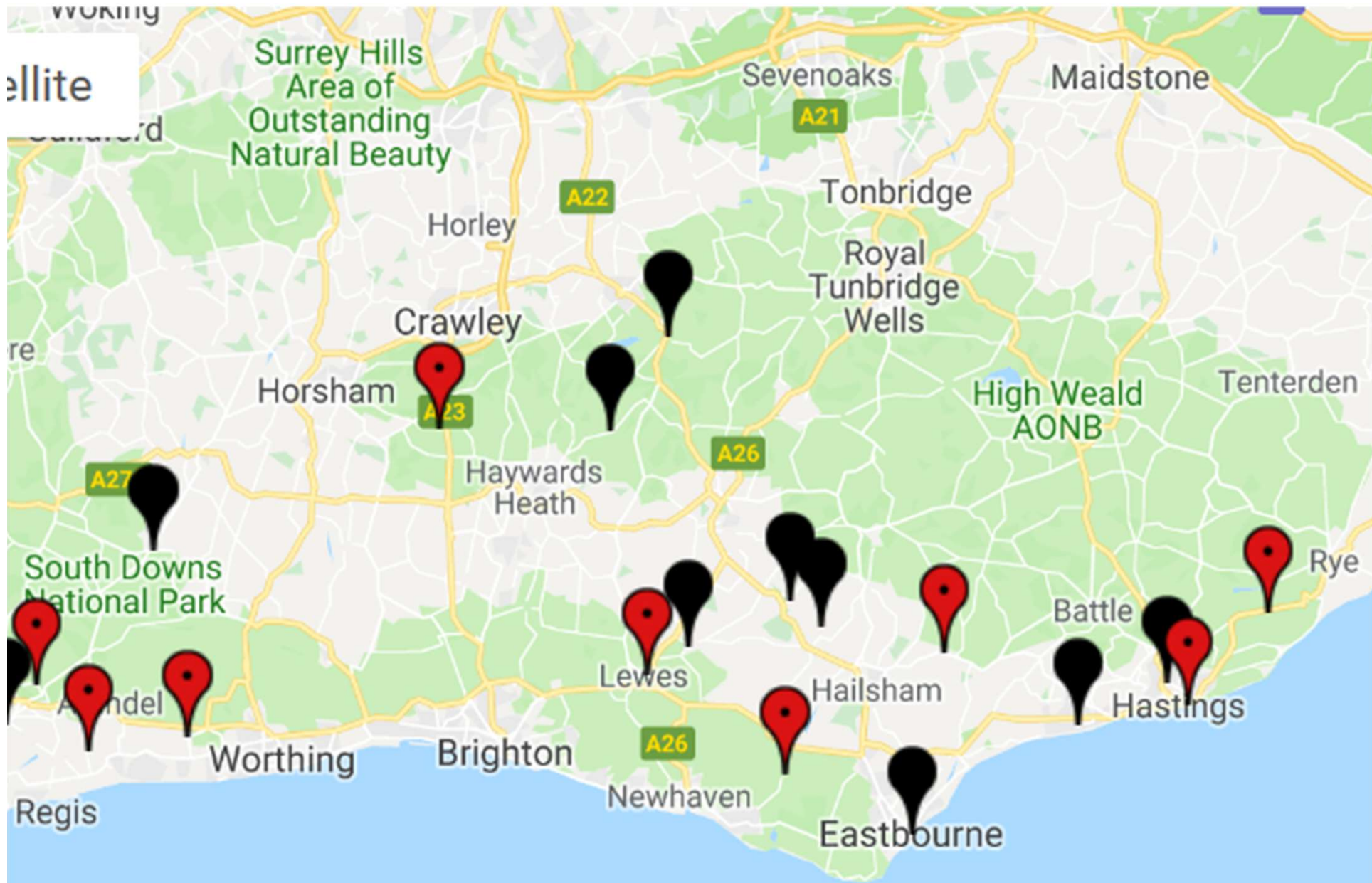
Lay people now experts

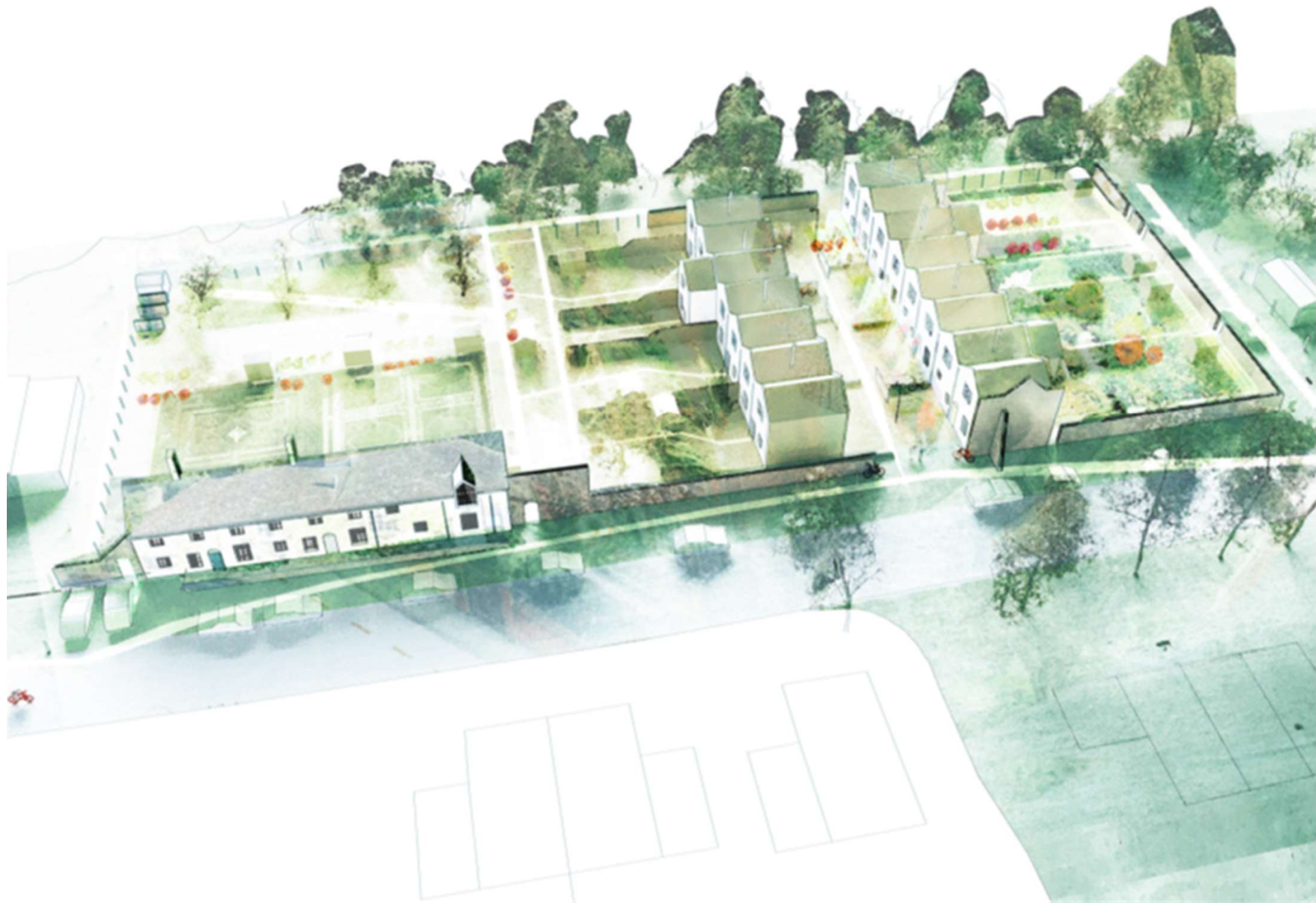
Evolution of the service

- **2007 – 2014: Rural Housing Enabling Service**
 - 15 schemes, 250 homes
- **2014 – 2016: Sussex Community Land Trust Project**
 - Pipeline of 10 CLT projects
- **2017 + : Sussex Community Housing Hub**

“build collaboration, skills and supply chains at a local level to promote the sustainability of this approach...” (DCLG, 2016)

Community Housing Fund: £60m a year programme to support Community Led Housing







25 September, 2019







Rother rural housing and CLH projects

- Local needs , 100% affordable housing schemes, with HAs;

Staplecross: 8 homes

Hurst Green: 10 homes

Burwash: 10

Brede: 13

Local Authority, Hub, Communities - partnership!: enabling!

- Icklesham Parish CLT

- Bexhill CLT (top down meets bottom up)







25
September
, 2019

Why CLH?

- Local control - allocations assured - permanence
- Locally affordable
- Creating community support
- Control – allocations, location & design, permanence
- Income generating & re-investment
- Delivering actions from neighbourhood plans
- Versatility - housing, social enterprise – Innovation (MMC)
- Closer community & landowner involvement
- Enabling the long term stewardship of community assets

Hub support

- Robust business planning and feasibility
- Technical assistance - finance & development issues
- Access funding, grants & loans
- Advise on company forms.
- Link to legal experts and project partners.
- Enabling groups to make informed choices
- Support CLTs, Co-housing, Self-build, Coops etc.
- Guidance throughout



The Hub

Enabling Sussex communities to develop truly affordable homes

- A 'one stop shop' for community led housing
 - Community Land Trusts (CLTs)
 - Co-Housing
 - Co-operative Housing
 - Self-Build
- Solutions to meet local housing need – maximising community benefit
- Expertise, skills and experience – everything to help delivery
- A long track record of successfully delivering community led projects
- Independent technical advice, support and information
- Extensive networks locally and nationally – informing best practice

Latest Tweets

Tweets by @RuralSussex

 Airs ²⁵
@September
2019
Do you run or wish to start a #business in

Upcoming events

Sussex Community Housing Hub Launch Event
Thursday 30th November – East Sussex: Herstmonceux Village Hall, from 2pm-5pm.
[Read more >](#)

Sussex Community Housing Hub Launch Event
Tuesday 5th December – West Sussex: The Stealing

Latest News

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